

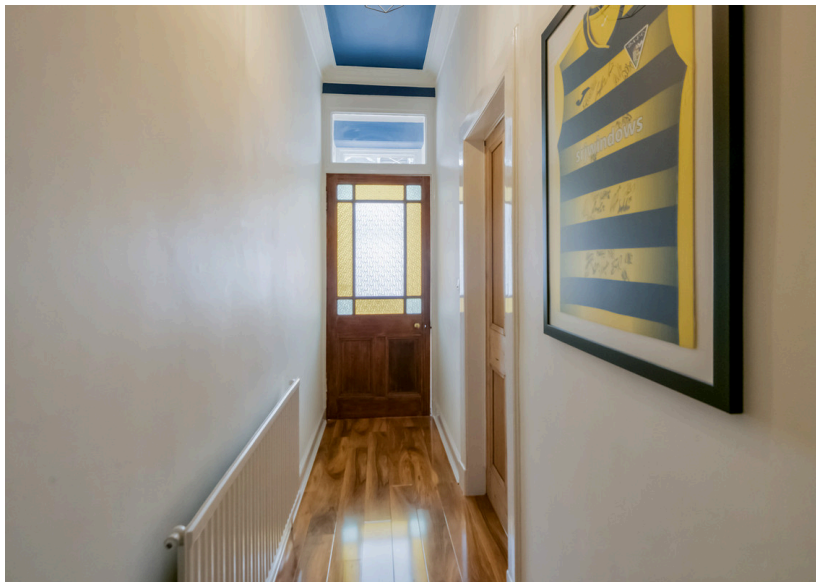


79 Victoria Terrace, Dunfermline KY12 0LT

79 Victoria Terrace

Key Features

- One-Bedroom Ground Floor Apartment in Walk-In Condition
- Victorian Elegance Meets Modern Comfort
- South Facing Lounge with Bay Window
- Spacious Dining Kitchen
- Substantial Master Bedroom
- En Suite Shower Room & Separate WC Compartment
- Rear Garden Area & External Storage
- Own Front & Rear Door Access
- Commuter Friendly - Central Dunfermline Location & Close to Train Station



Discover the perfect blend of traditional character and contemporary convenience at 79 Victoria Terrace.





This impressive ground-floor residence welcomes you through a solid wood front door into a private vestibule, where exquisite original Victorian tiling sets a sophisticated tone from the moment you arrive.

The heart of the home is the magnificent south-facing lounge. Flooded with natural light throughout the day from a South-facing bay window, this room is a masterclass in period detail, featuring intricate ceiling cornicing, a classic ceiling rose and a stunning decorative fireplace that serves as a beautiful focal point.

For those who love to cook and entertain, the spacious dining kitchen is fitted with sleek gloss-black cabinetry and contrasting laminate worktops. It comes fully equipped with an integrated four-burner gas hob and oven, while offering ample floorspace for a dining table.

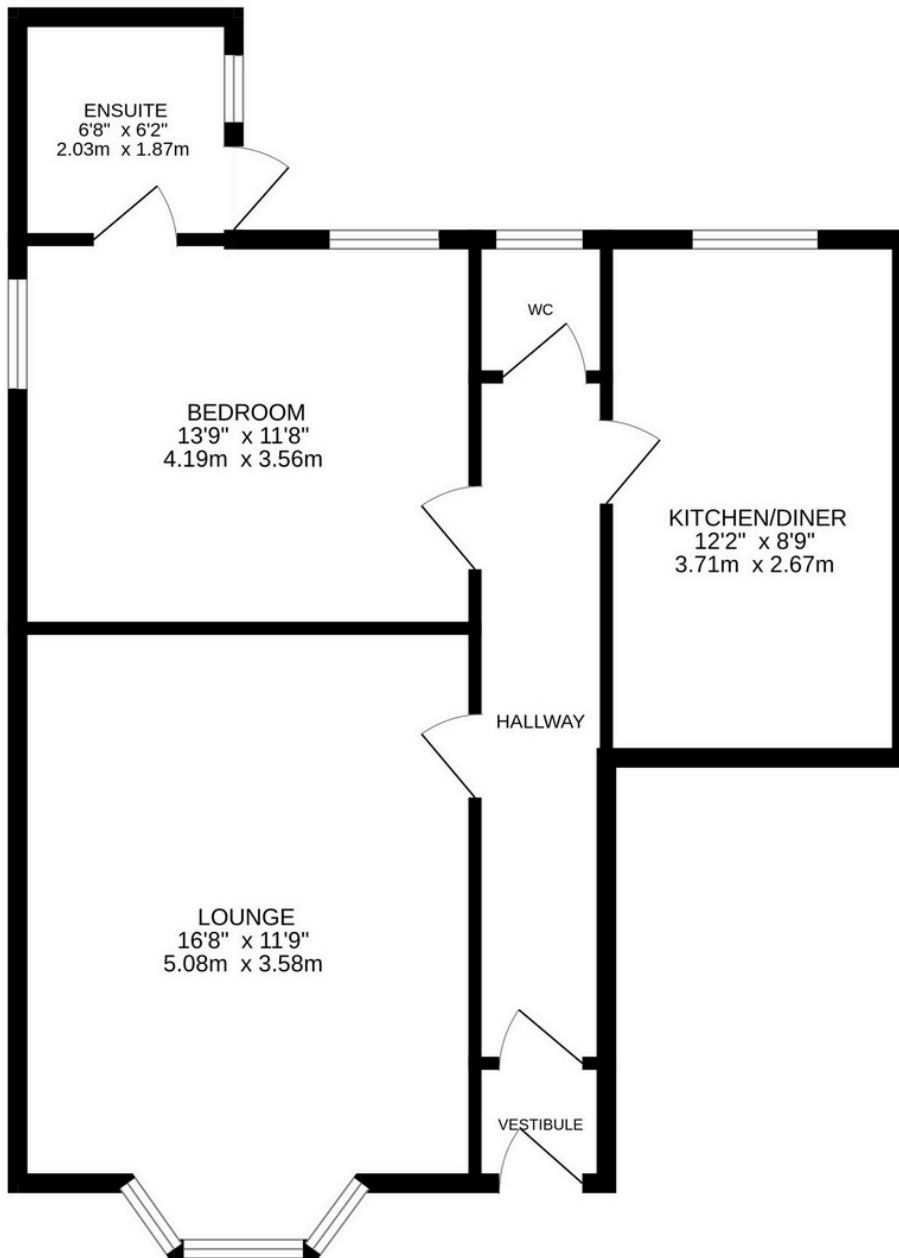
Retreat to the generous Master Suite, a peaceful sanctuary featuring fitted mirrored wardrobes that enhance the sense of space. The suite is served by an ensuite shower room, boasting a large cubicle with a rainfall showerhead, a heated towel rail, and sink with vanity storage.

Practicality is key, with the separate WC compartment finished in stylish half-height decorative wood panelling located off the main hallway.

Externally, enjoy direct access from the property to a communal drying green and a designated garden area—perfect for alfresco dining or a morning coffee. The shared cellar is a large, secure space that provides an excellent alternative to attic storage. Additional storage is located in the shed and a former coal store.

Ideally situated in the heart of Fife, Dunfermline offers a perfect blend of rich Scottish history and modern city convenience. As Scotland's newest city, it provides a vibrant lifestyle that appeals to families and commuters alike. The city is home to the stunning Pittencrieff Park, which offers 76 acres of walking paths, play areas and resident peacocks. Residents enjoy the Dunfermline Carnegie Library & Galleries, the Alhambra Theatre, and the Carnegie Leisure Centre, which features a gym and swimming pool. The Kingsgate Shopping Centre hosts major high-street brands, while the historic High Street and Heritage Quarter are filled with independent boutiques, artisan bakeries, and cosy cafés. For larger retail needs, Halbeath Retail Park is just a short drive away. Local schooling can be found at Bellyeoman Primary and Queen Anne High School. The property is exceptionally well-placed for travel, with two railway stations (Dunfermline City and Dunfermline Queen Margaret) providing regular services to Edinburgh, while the M90 motorway offers quick road access to the Queensferry Crossing and the Central Belt.





The sale will include all fitted floor coverings, light fittings, window coverings, integrated appliances and freestanding appliances. Any other items should be negotiated separately.

- **Council Tax Band:** A
- **EER Band:** D
- **Heating:** Gas Central Heating
- **Water & Sewage:** Mains
- **Tenure Type:** Freehold
- **Council Authority:** Fife Council

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Fixtures and fittings other than those mentioned are to be agreed with the seller.